

Appendix 10 Dersingham (G29.2) – Nicholas Vanburgh Ltd, 18/03/2024

Dear Michael,

Thank you for your email and phone calls. I confirm that I am no longer engaged by the Sandringham Estate with regard to any of these potential developments. I do not know their intention with respect to these sites. I can only ask you to contact the Land Agent, Edward Parsons, at the Sandringham Estate.

Kind regards,

Nicholas Jackson

Nicholas Vanburgh Ltd

Tel: 01603 928506 / 07854 939411

Email:

www.nicholasvanburgh.co.uk

Nicholas Vanburgh Ltd,
2a Esdelle Street,
Norwich,
NR3 3BN

On 18/03/2024 12:22, Michael Burton wrote:

Dear Nicholas

With reference to the email below, I am writing to ask if you are still acting on behalf of the Sandringham Estate regarding a planning permission (reference 17/01376/FM, granted April 2018: <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OT9732IVHV100>) ?

As per my email below, I have also written to the Sandringham Estate, with a similar request for this information. Given the tight deadlines we are working to for the ongoing Local Plan examination), I ask that you let me know by **Wednesday (20th March)** at the latest. A return email to confirm that the information provided in the paragraph above will suffice.

I look forward to hearing back from you soon.

Regards and best wishes

XXXXXXX XXXXXX Principal Planner

Tel: 01553 616573 | Mob: 07873 702116

Borough Council of
King's Lynn &
West Norfolk



The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.

From: Michael Burton
Sent: Monday, March 18, 2024 12:12 PM
To: info@sandringhamestate.co.uk
Cc: Alex Fradley
Subject: FW: Local Plan review – proposed housing site allocations to be included in the Borough Council of King’s Lynn and West Norfolk Local Plan
Importance: High

FAO Estate Manager, Sandringham Estate

Dear Sir/ Madam

I write with reference to the ongoing King’s Lynn and West Norfolk Local Plan examination. We are proposing to take forward an allocation at Dersingham (reference G29.2, see email below). This site (plus adjacent sheds/ buildings north of 80 Manor Road) were granted planning permission for 10 dwellings (almshouses) in 2018 (location plan attached): <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OT9732IVHV100>.

Our understanding is that this land was subsequently sold by the Sandringham Estate to Avada Homes, who are looking to develop the land (that shown in the attached location plan). I ask that you confirm, ASAP, whether this is the case. Given the tight deadlines we are working to, I ask that you let me know by **Wednesday (20th March)** at the latest. A return email to confirm that the information provided in the paragraph above will suffice.

Thank you, for your assistance in these matters. This is much appreciated.

Regards and best wishes

XXXXXXXX XXXXXX, Principal Planner
Tel: 01553 616573 | Mob: 07873 702116



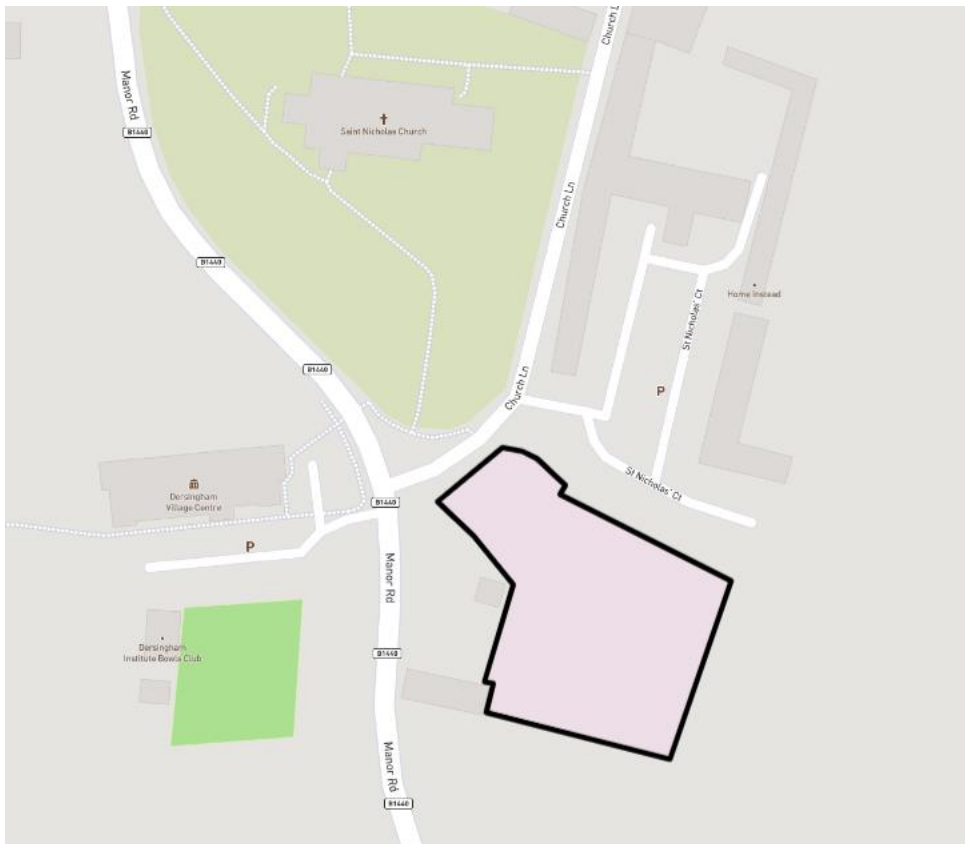
The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.

From: Alex Fradley
Sent: Monday, March 18, 2024 10:51 AM
To: Ian Johnston
Cc: Michael Burton
Subject: RE: Local Plan review – proposed housing site allocations to be included in the Borough Council of King’s Lynn and West Norfolk Local Plan

Hi Ian,

Many thanks for the updated information regarding your sites. Much appreciated.

Are you involved in Site G29.2 in Dersingham at all? It allocated for at least 10 dwellings, it is near the Church and Village Hall, as per the purple site on the map below:



Best wishes,

Alex

XXXX XXXXXX BSC (Hons) MA MRTPI
Planning Policy Manager

01553 616237



From: Michael Burton

Sent: Monday, March 18, 2024 7:46 AM

To: Ian Johnston

Cc: Planning Policy email <planning.policy@west-norfolk.gov.uk>; Andrew English

Subject: RE: Local Plan review – proposed housing site allocations to be included in the Borough Council of King's Lynn and West Norfolk Local Plan

Good Morning Ian

Many thanks for your response. This is just what we need to answer the relevant questions.

Regards and best wishes

XXXXXXX XXXXXX, Principal Planner

Tel: 01553 616573 | Mob: 07873 702116



The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.

From: Ian Johnston

Sent: Thursday, March 14, 2024 6:11 PM

To: Michael Burton

Subject: Re: Local Plan review – proposed housing site allocations to be included in the Borough Council of King's Lynn and West Norfolk Local Plan

[External Email]

[Confirm the senders email address is genuine, before clicking on links and replying]

Dear Michael,

Following your voicemail message and further to my phone call with Sandra, I am pleased to share the information previous provided to Andy English on 3rd March 2024. I have highlighted the relevant line in blue that relates to the former community centre site at the corner of Doddshill Road and Manor Road. For good order, I attach our current site plan. This is the working assumption for the planning application scheduled for May 2024.

*I see there is also reference to our site in **Dersingham G29.1 (Doddshill Road)**. We have a fully detailed scheme to submit for 42 units. **This will be submitted alongside the connected site at the corner of Doddshill Road and Manor Road (The Former Community Centre Site), where we will seek Outline approval for 10 units.** We are hoping to have these 2 applications submitted this spring (subject to the ever-increasing burden of reports). If you would like a site plan as evidence, please ask.*

*If approval is gained on G29.1 we would aim to commence construction in Spring 2025 and deliver the units over 36 months. **The 10 units at Manor Road would also be delivered during this period.***

Please can you contact me by phone or email if you require any further information.

Kind regards

Ian Johnston

Managing Director



Norfolk & Dorset



www.avadahomes.co.uk